

EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
757 ft<sup>2</sup>  
70.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
Reduced headroom  
Below 5 ft/1.5 m  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360



EST 1973  
**Paul Meakin** £360,000 Parker Road, Croydon, CR0 1DU

Nestled on Parker Road in the vibrant area of Croydon, this charming property presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

While the property does require some modernisation, it is a blank canvas awaiting your personal touch. The refitted shower room adds a contemporary element, ensuring convenience for daily routines. The level garden provides a delightful outdoor space, ideal for relaxation or gardening enthusiasts.

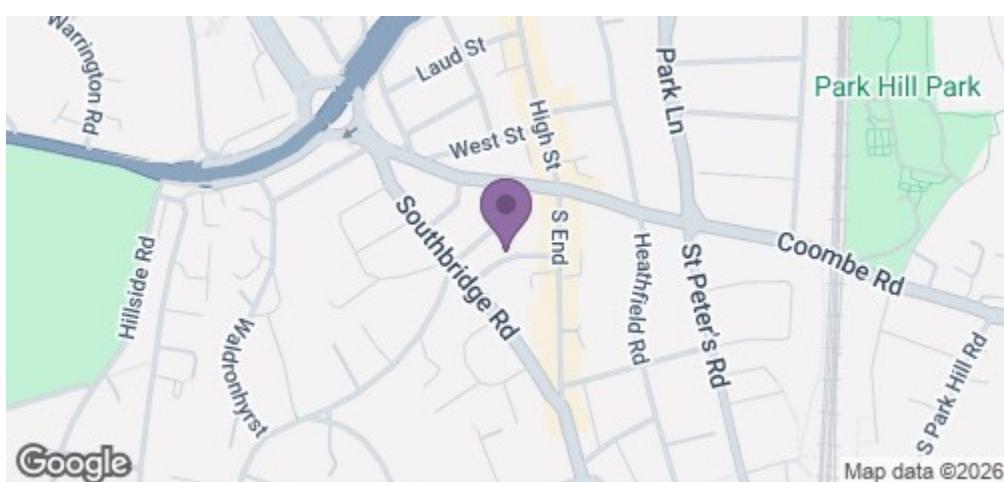
Situated in a prime location, this home is centrally located in South Croydon, offering easy access to a variety of transport links, shops, restaurants, and bars. Whether you are commuting to work or enjoying a leisurely day out, everything you need is just a stone's throw away.

This chain-free property is an enticing prospect for first-time buyers or investors looking to add value through renovation. Embrace the potential of this semi-detached house and make it your own in a thriving community.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



- Chain Free
- Two reception rooms
- Fitted kitchen
- Two bedrooms
- Refitted bathroom
- Level garden
- Great location for South Croydon

